Government of Saskatchewan

Annual Report 1982-83

Rent Appeal Commission

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June 27, 1983.

To His Honour, The Honourable C. Irwin McIntosh,
Lieutenant Governor of the Province of Saskatchewan.

Sir:

I have the honour to submit herewith the Annual Report of the Rent Appeal Commission for the fiscal year ending March 31, 1983.

Respectfully submitted,

Jack Sandberg,
Minister Responsible for the
Rent Appeal Commission.

June 27, 1983.

To the Honourable Jack Sandberg,
Minister Responsible for the
Rent Appeal Commission.

Dear Sir:

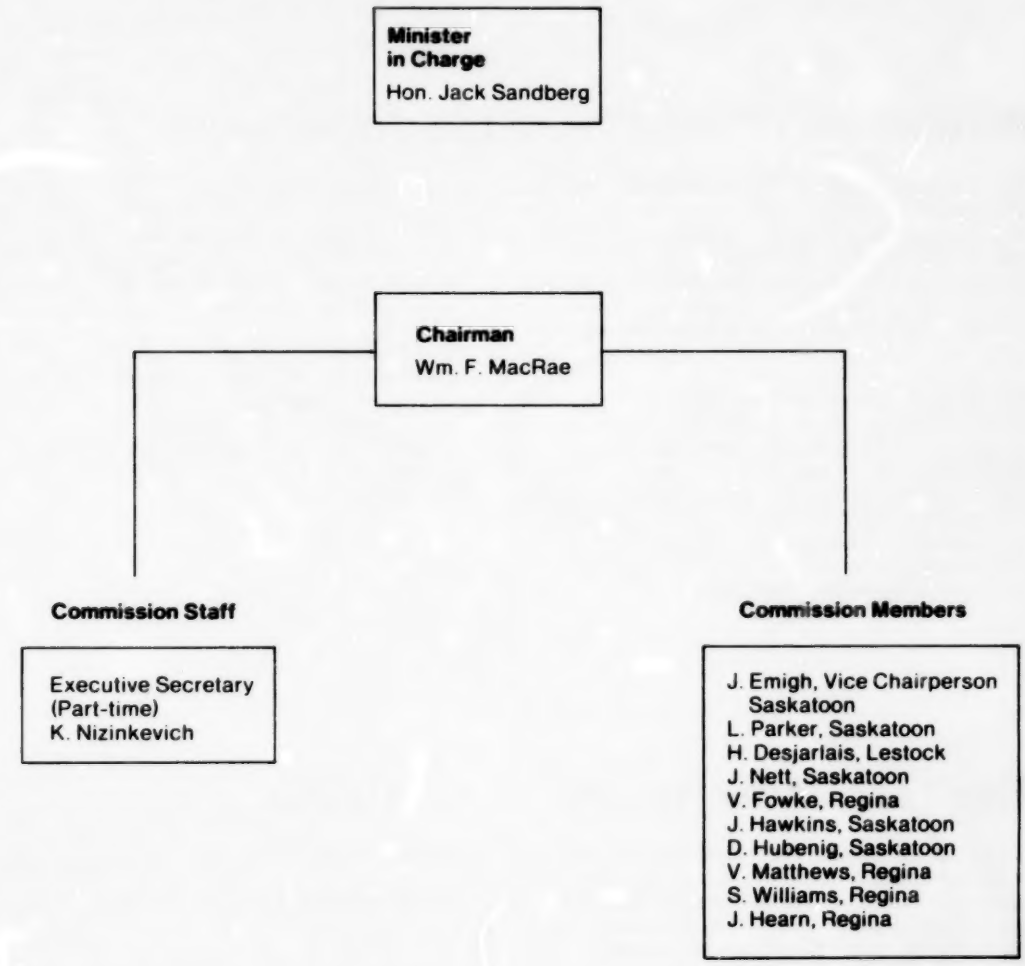
I have the honour to submit the Annual Report of the Rent Appeal Commission for the fiscal year ending March 31, 1983.

Respectfully submitted,

Dr. Wm. F. MacRae,
Chairman,
Rent Appeal Commission.

Rent Appeal Commission
Organization Chart

(March 31, 1983)



Introduction

The Rent Appeal Commission was established January 28, 1976 through an amendment to *The Residential Tenancies Act, 1973*.

Purpose and Operation of the Commission

The Rent Appeal Commission was established as an independent body to provide landlords and tenants with a process of appeal from orders issued by the Rentalsman or the Provincial Mediation Board. The Commission is composed of eleven members who are assigned to participate in and conduct the business of the Commission on a per diem basis as required.

The policy and practice of the Commission since its inception has been to hold hearings in the same community in which the premises under appeal are located. Usually not less than three and not more than five Commissioners hear each appeal. A policy of including Commissioners from Regina, Saskatoon and Lestock for hearing panels has ensured uniformity in Commission decisions. Hearings of the Commission are open to the public.

The Commission is not bound by any findings of the Rent Review Board or the Office of the Rentalsman. The Commission determines the merits of the facts under consideration in each particular situation and issues a decision it deems to be just and equitable under the circumstances.

The Commission's policy is to provide written reasons for its decisions to all persons directly involved in appeals.

Orders of the Commission may be appealed by the affected persons to the Court of Appeal on a question of law or jurisdiction.

The Year Under Review

Regina and Saskatoon are the only two centres remaining under rent control. Accordingly, the majority of hearings were held in these two cities. In the 29 centres under rent review, decisions of the Provincial Mediation Board may be appealed to the Rent Appeal Commission. This process resulted in hearings held in Esterhazy, Moose Jaw, Prince Albert, Swift Current and Tisdale.

During 1982-83, 156 appeals were completed representing an increase of 59 over the previous period 1981-82.

All indicators clearly point to a considerable increase in appeals throughout the coming year. Federal and provincial wage guidelines provide a focus of discontent among tenants when faced with the seeming disparity of rent increases, which in many cases are considerably above the guideline factors. The Commission is at a loss to recommend how this problem might be resolved beyond continuing the effort to seek equitable and just results through the hearing process.

Statistics

Appeals received	188
Appeals cancelled or withdrawn	15
	173
Backlog carried to next fiscal year	28
	145
Backlog completed from 1981-82	11
Total appeals completed	156